

5 Thunderton Place, Elgin IV30 1BG

T 01343 548505

E elgin@clunys.co.uk

W www.clunys.co.uk

Coulnakyle, Conval Street Dufftown AB55 4AH

Reduced: £25,000 Below Valuation



This large four bedroom detached property is located in Dufftown and would make an ideal family home

DETACHED HOUSE
FOUR DOUBLE BEDROOMS
AMPLE STORAGE SPACE
GARDENS FRONT AND REAR
GARAGE
IDEAL FAMILY HOME
SCENIC VIEWS
GAS CENTRAL HEATING
DOUBLE GLAZING
EPC RATING D
COUNCIL TAX BAND D
VIEWING HIGHLY RECOMMENDED

Reduced
£210,000

E674

This large four bedroom, detached house is situated in the popular residential town of Dufftown. Within walking distance of the local shops and just a short drive to Ben Rinnes for hillside walks, this property would make an ideal family home. Benefiting from gas central heating and double glazing throughout, with gardens front and rear, ample parking, garage and a large garden shed.

This property comprises an entrance vestibule, light hallway, good sized kitchen, sun porch, large living room/diner, conservatory with scenic views, two downstairs double bedrooms and a wet room. Upstairs comprises a further two double bedrooms and a shower room.

A viewing is highly recommended.





**If you are thinking of selling your property, we would be delighted to offer a free valuation
Please contact us on 01343 548505**

- Kitchen 4.09m x 2.88m 13'5" x 9'5"
- Porch 2.49m x 3.66m 8'2" x 12'0"
- Lounge 7.18m x 3.66m 23'7" x 12'0"
- Conservatory 3.19m x 2.68m 10'5" x 8'10"
- Bedroom 1 3.77m x 3.68m 12'5" x 12'1"
- Bedroom 2 3.76m x 3.39m 12'4" x 11'2"
- Wetroom 2.06m x 1.75m 6'9" x 5'9"
- Bedroom 3 3.66m x 3.49m 12'0" x 11'5"
- Bedroom 4 3.65m x 3.04m 12' x 10'
- Bathroom 2.93m x 2.28m 9'7" x 7'6"



THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Any measurement, usage or description of the property should be taken as a guideline only and the existence of any Building Warrant/Planning Permission should be verified prior to purchase.